

Message Text

CONFIDENTIAL

PAGE 01 ADANA 00181 01 OF 02 131719Z
ACTION EUR-12

INFO OCT-01 ISO-00 SY-05 FBOE-00 A-01 /019 W
-----119645 131736Z /41

P 131030Z SEP 78
FM AMCONSUL ADANA
TO SECSTATE WASHDC PRIORITY 1440
INFO AMEMBASSY ANKARA

C O N F I D E N T I A L SECTION 1 OF 2 ADANA 181
EO: 11652: GDS
TAGS: AFSP, ASEC, TU

FOR EUR EXECUTIVE DIRECTOR AND A/SY
SUBJECT: MOVING PREMISES OF AMCONSULATE, ADANA
1. WE HAVE RECEIVED INFORMATION SECOND-HAND WHICH
ORIGINATED WITH STATE-EMBASSY ANKARA TELECON THAT THIS
CONSULATE IS "NOT TO MOVE PREMISES THIS FISCAL YEAR
AND TO STICK TO CURRENT LEASE UNTIL OCTOBER 1979".
THERE ARE LONG STANDING PROBLEMS AND A FEW NEW WRINKLES
IN THIS SITUATION WHICH WE WISH TO BRING TO YOUR
ATTENTION, SEEKING PERMISSION CONTINUE NEGOTIATIONS
WITH NEW LANDLORD TO MOVE CONSULATE INTO NEW QUARTERS.
2. CENTRAL NECESSITY FOR MOVING CONSULATE IS LACK OF

PAGE 2 RUFLEPA6680 C O N F I D E N T I A L
PHYSICAL SECURITY. DURING MY BRIEFING DEPARTMENT EARLY
SUMMER BEFORE COMING HERE, I WAS ENCOURAGED BY EUR/EX
TO ACCOMPLISH MOVE WITH AS LITTLE DELAY AS POSSIBLE AND
PREFERABLY BEFORE SOMEONE WORKING HERE GETS HURT.
ASSUME THEREFORE DEPARTMENT AWARE AS WE ARE DEFENSE-
LESSNESS CURRENT ESTABLISHMENT EITHER AGAINST ATTACK
OR BEING CAUGHT IN CROSSFIRE AND UTTER IMPRACTICALITY
STRENGTHENING SECURITY BEYOND WHAT IT IS NOW. IF NOT,
WE WILL BE GLAD TO PROVIDE DETAILS.
CONFIDENTIAL

CONFIDENTIAL

PAGE 02 ADANA 00181 01 OF 02 131719Z

3. ATTEMPTS TO FIND PLACE TO MOVE TO HAVE BEEN GOING
ON SEVERAL YEARS WITHOUT RESULTS, PRINCIPALLY BECAUSE
OF POTENTIAL LANDLORDS' FEAR THAT CONSULATE PRESENCE
WOULD LIABLE THEIR PREMISES TO TERRORIST DAMAGE AND
DRIVE AWAY OTHER TENANTS COUPLED WITH GREAT SCARCITY
LOCAL HOUSING AND OFFICE SPACE. BOMBINGS AT TURKISH
AMERICAN ASSOCIATION AND CONSULATE IN JULY 1977, AND

AROUND US SINCE THEN(LATESTS THREE WEEKS AGO IN NEXT
BLOCK AND LAST NIGHT FOUR DOORS AWAY) AND SHOTS TAKEN
AT CONSULATE LAST MAY HAVE MADE OUR CURRENT LANDLORD
WHO IS ATTEMPTING TO BREAK OUR LEASE, AND OTHERS AROUND

PAGE 3 RUFLEPA6680 C O N F I D E N T I A L
TOWN UNDERSTANDABLY EDGY.

3. CURRENT LANDLORD HAS CALLED US TWICE IN WEEK FROM
ISTANBUL STATING PREFERENCE THAT LEASE BE BROKEN AND WE
MOVE OUT, DEMANDING EQUIVALENT OF "AT LEAST 66 PER CENT (\$3960)
MORE FOR COMING LEASE-YEAR BEGINNING OCTOBER 5, IF WE
"INSIST UPON STAYING", AND THREATENING COURT ACTION IF
WE DO NOT MOVE OUT OR PAY UP. LANDLORD THREATENS
CHALLENGE CURRENT LEASE IN COURT ON GROUNDS OF "SIMPLE
EQUITY" AND BECAUSE IT IS IN ENGLISH WHICH SHE DOES NOT
READ AND DID NOT UNDERSTAND AT TIME OF SIGNING. EQUITY
COMES INTO MATTER PRESUMABLY BECAUSE OF CURRENT OVERALL
TURKISH INFLATION RATE OF 40 PERCENT ANNUALLY, DOUBLING AND
REDOUBLING OF RENTS LOCALLY OVER PAST TWO YEARS, 1976
AND 1978 DEVALUATIONS OF TURKISH LIRA AGAINST DOLLAR
AND WELL-ESTABLISHED FEAR OF A NEW DEVALUATION SOON,
AND HAZARDS TO PROPERTY AND TENANTS MENTIONED ABOVE.
IN ADDITION, COURT SUIT SHE SAYS SHE PLANS NOT TO
ACCEPT CHECK FOR NEXT YEAR'S RENT WHEN IT IS DELIVERED
CONFIDENTIAL

CONFIDENTIAL

PAGE 03 ADANA 00181 01 OF 02 131719Z

TO HER, AND TO "SPREAD WORD ALL OVER TURKEY THAT AMERICAN
CONSULATE IS CROOKED". SHE PRETTY HET-UP.

PAGE 4 RUFLEPA6680 C O N F I D E N T I A L

4. WE AND B&F ANKARA THINK OUR LEASE AT PRESENT \$6000
EQUIVALENT WILL HOLD UP LEGALLY UNTIL IT RUNS OUT
OCTOBER 4, 1979 AND WE CAN CONTINUE PHYSICALLY OCCUPY
PREMISES UNTIL THEN. AS A PRACTICAL MATTER, HOWEVER,
WE HAVE TO CONSIDER (1) PROBABLE CONTINUOUS LANDLORD
HARRASSMENT THROUGHOUT THAT YEAR, BOTH LEGALLY AND
OTHERWISE (HER NEPHEW LIVES IN BUILDING) THAT COULD
TAKE UP MUCH TIME AND MAKE TENANCY EVEN MORE UNCOMFOR-
TABLE; (2) FACT THAT LANDLORD IS VERY WELL CONNECTED
LOCALLY AND COULD DO US AND USG CONSIDERABLE GOSSIP
DAMAGE; AND (3) PERHAPS MOST IMPORTANT, VERY HIGH
PROBABILITY WE WILL HAVE TO MOVE NEXT YEAR, AND UNDER
MUCH LESS FAVORABLE CIRCUMSTANCES THAN WE HAVE CURRENTLY
WORKED OUT WITH SWEAT AND LUCK, BELOW.

5. OUR PRIME RELOCATION TARGET FOR SEVERAL YEARS HAS
BEEN AN APARTMENT IN THE BOSSA APARTMENTS, WHICH ALSO

HOUSES CONSUL'S RESIDENCE. BOSSA BELONGS TO AND ALSO
HOUSES MEMBERS OF SABANCI FAMILY, (PROBABLY WEALTHIEST
IN TURKEY ACCORDING JULY ISSUE FORTUNE), AND HAS GOOD
SECURITY ALREADY BUILT-IN. RSO ANKARA APPROVES THIS

PAGE 5 RUFLEPA6680 C O N F I D E N T I A L

PROPOSED APARTMENT AS VASTLY SUPERIOR TO CURRENT
QUARTERS AS IS, AND AMENABLE TO TECHNICAL SECURITY
MEASURES COSTING UP TO \$15,000 WHICH WOULD PROVIDE EX-
CELLENT ALL EMPLOYEES WITHOUT INTERFERING UNDULY WITH
PRODUCTIVITY. SABANCIS PLAN EQUIP ENTIRE BUILDING
WITH EMERGENCY POWER, AND SINCE THEY HAVE THEIR OWN
CONFIDENTIAL

CONFIDENTIAL

PAGE 04 ADANA 00181 01 OF 02 131719Z

TRANSFORMER FOR BUILDING, CURRENT OUTSIDE POWER IS BEST
IN ADANA. HEAVY EXPENSES (\$16,000) CONSISTENTLY RE-
COMMENDED BY RSO FOR CONSULATE EMERGENCY POWER WILL BE
UNNECESSARY. SPACE IS SLIGHTLY LARGER THAN CURRENT
PREMISES, AND WOULD ALLOW PIT SECRETARY HAVE OFFICE
SPACE RATHER THAN ROOSTING AS AT PRESENT IN SMALL VAULT.
APARTMENTS ALSO PROVIDE INDOOR SECURE PARKING FOR CON-
SULATE VEHICLES, WHICH WE DO NOT NOW HAVE. WE FIGURE
COST OF MOVE, INCLUDING PARTITIONING NEW PREMISES, (\$1000)
AND RESTORING OLD TO ORIGINAL CONDITION, (\$6,000)
WOULD MOST LIKELY APPROXIMATE \$8,000-- AN EXPENSE WE
HASTEN TO POINT OUT WE MOST LIKELY WILL HAVE TO INCUR
NEXT AUGUST -SEPTEMBER ANYWAY. WE UNDERSTAND FORMER PO
VON DEN STEINEN PRESENTLY AT FSI. HE INTIMATELY FAMIL-

PAGE 6 RUFLEPA6680 C O N F I D E N T I A L

IAR CHARACTERISTICS BOSSA APARTMENTS AND SURELY WILL BE
GLAD TO BRIEF YOU FURTHER IF NECESSARY.
6. PROBLEM UP TO LAST WEEK WITH BOSSA APARTMENT HAS BEEN
ADAMANT REFUSAL SABANCIS TO AGREE TO RENT IT TO US DESPITE
ALMOST CONTINUOUS PERSONAL FRIENDSHIPS WITH AND PRESSURE
FROM CONSULATE EMPLOYEES. THEY PLEASED HAVE RESIDENCE
THERE BUT BALKED AT POSSIBLE SECURITY PROBLEMS AND IN-
TRUSION RESIDENTIAL PRIVACY OF FAMILY MEMBERS CONSULATE
WOULD BRING (THERE ARE NO OTHER OFFICES IN BUILDING AND
NONE CONTEMPLATED). LAST WEEK AFTER MANUEVERS ON OUR
PART AND SOME LUCK, THEY CRACKED AND AGREED IN PRINCIPAL
TO LEASE AT EQUIVALENT \$10,000 PER YEAR FOR APARTMENT
AVAILABLE NO LATER THAN JANUARY 1979. SINCE BUILDING
HAS EXTREMELY STABLE TENANCY, THIS IS ONLY APARTMENT
LIKELY TO BECOME AVAILABLE THERE FOR YEARS, AND OUR
CONFIDENTIAL

CONFIDENTIAL

PAGE 05 ADANA 00181 01 OF 02 131719Z

OPPORTUNITIES ELSEWHERE IN COMMUNITY AS DESCRIBED
ABOVE, APPEAR NEXT TO HOPELESS.
7. IN LIGHT OF ALL ABOVE, REQUEST PERMISSION TO AC-
CEPT SABANCIS OFFER IN PRINCIPLE AND NEGOTIATE BEST
POSSIBLE TERMS FOR MOVE INTO BOSSA APARTMENT NO LATER

CONFIDENTIAL

NNN

CONFIDENTIAL

PAGE 01 ADANA 00181 02 OF 02 131716Z
ACTION EUR-12

INFO OCT-01 ISO-00 FBOE-00 A-01 SY-05 /019 W
-----119597 131737Z /41

P 131030Z SEP 78
FM AMCONSUL ADANA
TO SECSTATE WASHDC PRIORITY 1441
INFO AMEMBASSY ANKARA

C O N F I D E N T I A L SECTION 2 OF 2 ADANA 181
THAN EARLY JANUARY, 1979; AND TO FOLLOW SCENARIO BELOW,
WHICH WORKED OUT WITH ACTING ADMINISTRATIVE AND B&F
OFFICERS ANKARA, IN DEALING WITH CURRENT LANDLORD.
8. IN ORDER TO PROTECT OURSELVES AGAINST LEGITIMATE
REVOCATION OF LEASE ON CURRENTLY OCCUPIED PREMISES, WE
ARE FORWARDING PURCHASE ORDER VIA ANKARA TO RFC PARIS
FOR ISSUANCE ON E YEAR ADVANCE RENT CHECK TO CURRENT
LANDLORD BEFORE OPTION EXPIRES OCTOBER 5. IF LANDLORD
REFUSES CASH CHECK AND WE NEGOTIATE SATISFACTORY LEASE
NEW PREMISES WITH SABANCI, WE WILL REQUEST RFC INVALI-
DATE ADVANCE RENT CHECK, NOTIFY LANDLORD WE ARE MOVING,
AND REQUEST FRC ISSUE REPLACEMENT CHECK FOR PART OF YEAR
WE ACTUALLY OCCUPY OLD PREMISES. IF LANDLORD CONTRARY
THREAT CASHES ADVANCE CHECK FOR ENTIRE YEAR, WE WILL RE-

PAGE 2 RUFLEPA6681 C O N F I D E N T I A L
QUEST REFUND FOR PART OF YEAR WE DO NOT OCCUPY OLD
PREMISES AND REFUSE UNTIL WE GET REFUND TO INCUR EX-
PENSES (ESTIMATED \$6,000), TO RETURN OLD PREMISES TO
CONDITION PRIOR OUR OCCUPANCY.

BARR

CONFIDENTIAL

NNN

Message Attributes

Automatic Decaptioning: X
Capture Date: 01 jan 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 13 sep 1978
Decaption Date: 01 jan 1960
Decaption Note:
Disposition Action: RELEASED
Disposition Approved on Date:
Disposition Case Number: n/a
Disposition Comment: 25 YEAR REVIEW
Disposition Date: 20 Mar 2014
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1978ADANA00181
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: GS
Errors: N/A
Expiration:
Film Number: D780372-0833
Format: TEL
From: ADANA
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1978/newtext/t19780969/aaaacert.tel
Line Count: 224
Litigation Code IDs:
Litigation Codes:
Litigation History:
Locator: TEXT ON-LINE, ON MICROFILM
Message ID: 2b77b350-c288-dd11-92da-001cc4696bcc
Office: ACTION EUR
Original Classification: CONFIDENTIAL
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 5
Previous Channel Indicators: n/a
Previous Classification: CONFIDENTIAL
Previous Handling Restrictions: n/a
Reference: n/a
Retention: 0
Review Action: RELEASED, APPROVED
Review Content Flags:
Review Date: 13 jun 2005
Review Event:
Review Exemptions: n/a
Review Media Identifier:
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
SAS ID: 1440654
Secure: OPEN
Status: NATIVE
Subject: MOVING PREMISES OF AMCONSULATE, ADANA
TAGS: AFSP, ASEC, TU
To: STATE
Type: TE
vdkgvwkey: odbc://SAS/SAS.dbo.SAS_Docs/2b77b350-c288-dd11-92da-001cc4696bcc
Review Markings:
Sheryl P. Walter
Declassified/Released
US Department of State
EO Systematic Review
20 Mar 2014
Markings: Sheryl P. Walter Declassified/Released US Department of State EO Systematic Review 20 Mar 2014